



**SHREWSBURY PLANNING BOARD  
SHREWSBURY, MASSACHUSETTS**

**MINUTES**

Regular Meeting: November 7, 2002 - 7:00 P.M.

Location: Selectmen's Hearing Room - Municipal Office Building

**Present:** Melvin P. Gordon, Chairman  
Jonathan B. Wright, Vice-Chairman  
Jill R. Myers, Clerk  
Kevin F. Capalbo

**Absent:** Stephan M. Rodolakis  
John D. Perreault, Town Engineer

**Also Present:** Eric Denoncourt, Engineer/Planner

Mr. Gordon opened the meeting at 7:00 P.M.

**1. Review and Approve Minutes**

The Planning Board approved the Minutes of October 3, 2002 as submitted, with Ms. Myers abstaining from the approval vote.

**2. Signed bills.**

**3. Meetings and Hearings**

**7:00 P.M. Board Member Comments**

- a) Mr. Gordon commented that the Board of Selectmen will introduce the EDIC members, at their next meeting. He said this group will work on the development of the recently purchased Allen Farm property.
- b) Mr. Gordon mentioned that the Planning Board will be going on the Subdivision Tour on November 11, 2002, at 8:30 A.M.

**7:05 P.M. Summit Ridge Estates, Definitive Subdivision Plan  
(continued from august 1, 2002)  
(Decision Deadline: November 15, 2002)**

Dave Parmenter - the builder, was absent, but submitted letters, which were read by Mr. Gordon, requesting continuance of the hearing and an extension of the Decision Deadline to January 15, 2003

Mr. Gordon continued the hearing to December 5, 2002, at 7:05 P.M.

**7:20 P.M.            101 North Quinsigamond Avenue, Site Plan Review/Special Permit  
(continued from October 3, 2002)  
(Decision Deadline: November 14, 2002)**

Kevin Quinn – the engineer from Quinn Engineering, and Patrick Maroney – the developer, attended the hearing. Mr. Quinn asked for a continuance to December 5, 2002 and asked for an extension to January 17, 2003.

Mr. Gordon continued the hearing to December 5, 2002, at 7:20 P.M.

**7:35 P.M.            Sage Investors, Inc., Purinton Street, Common Driveway  
(continued from October 3, 2002)  
(Decision Deadline: 90 days from close of hearing)**

Andrew Liston, the engineer from Thompson & Liston, asked that this hearing be continued to December 5, 2002, because of there isn't a full Board to vote on it.

The Board voted to approve this continuance, and Mr. Gordon continued the hearing to December 5, 2002, at 7:35 P.M.

**7:50 P.M.            Minna Terrace – Senior Housing, Site Plan Review/Special Permit  
(continued from October 3, 2002)  
(Decision Deadline: December 16, 2002)**

Attorney Walter Jabs, Jr. and Andrew Liston – from Thompson & Liston, and Iqbal Ali – the developer, attended the hearing.

Mr. Gordon read the letter from Metrowest Builders, dated November 7, 2002, regarding the meeting with abutters. He said where appropriate, the Board will incorporate the abutters requests into their decision.

Mr. Liston said this property is approximately 11 acres in size. He said entrances to the site will be constructed as driveways, so the town will not have to service, except of emergencies (police, fire, etc.)

Mr. Liston said they propose bringing up the sewer line from the Frasers' property to the pump station. He said the new proposed development, Wetherburn by Abu Construction, will bring up the water line.

Mr. Liston proposed additional plantings and fencing to block abutters from light spillage and viewing of detention basins. He said drainage is being calculated according to Planning Board standards. He also proposed a two-foot high entry wall with landscaping mounds, and said this should not affect sight distance. He said they want to put a gated emergency access at both ends, which was at the request of the abutters.

Mr. Capalbo asked about the sight distance. Mr. Liston said this is an issue and they are still looking at this, because they are trying to keep as many trees as possible. He said currently there is about 250 feet, but a car has to “nose” out a bit.

Mr. Wright asked about the style of the units. Mr. Liston said they are two bedroom approximately 1400 sq. ft., with basically no children, and two car garage.

Mr. Wright noted that some of this project, especially sewer, is contingent on the Wetherburn project. Mr. Liston acknowledged that this was true, and said there is still negotiating to do.

Mr. Liston said regarding lighting, they propose to use 6 to 8 foot light pole, not the 15 to 20 foot ones, and they will not be as bright as the ones at Dean Park. He said they are still waiting for the photometric. Mr. Gordon suggested that the lights, at the proposed tennis courts, be on a timer.

Mr. Gordon asked if they would mind if the town hired their own landscape architect to check what they are doing out there. They said that was fine.

There was a brief discussion of them having some 40B units, and discussion of whether it was feasible to have a clubhouse, and maybe using the area for something else. They also discussed the fact that the police and fire may not allow a gated emergency access.

Dean Clark, 390 Walnut Street, projected a positive reaction to the way the developer and Mr. Liston had conducted themselves and met with the neighbors. Mr. Clark reviewed some items of concern:

- 1) Keep as many trees as possible;
- 2) Put an earth berm and light barrier on the George property;
- 3) Put a fence on Clark property and would Ali give permission to the Board to enforce that fence will be there;
- 4) Erosion control system;
- 5) Length of project;
- 6) When hearing is closed, will agreements with neighbors and contents of the Minutes be part of the decision;
- 7) Condition of Walnut Street during the construction by both developers.

Susan McIlvene, 398 Walnut Street, expressed concern of not being able to have a gated emergency access. Mr. Liston said if they can't gate, they will have to work on something else.

Alan McIlvene, 398 Walnut Street, asked if an emergency access route is necessary, and Mr. Gordon said yes it was.

Christopher Kirk, 40 Westwood Road, asked what the plan was if the sewer extension permit was not granted. Mr. Liston said there was no plan. Mr. Gordon explained that the Board and Town does not allow construction of sewer without the sewer extension permit.

Mr. Kirk also asked if the amount of water to be used by the new developments was considered and if a traffic study was going to be done.

Mr. McIlvene restated how pleased they were with the way Ali and Mr. Liston have conducted themselves.

Mr. Gordon continued the hearing to December 5, 2002, at 7:50 P.M. Attorney Jabs said he will have the appropriate proposed deeds and any agreements made with the abutters.

**8:05 P.M.            The India Society of Worcester, Site Plan Approval  
(Decision Deadline: November 15, 2002)**

Michael Loin – the engineer from Bertin Engineering, and Kalyan Ghosh, Sanjoy Shah and Neila Shah, all representing The India Society, attended the hearing.

Mr. Loin said they are proposing to build a single story, 4,525 sq. ft., worship, and classroom facility. He said they are proposing 85 parking spaces, stating that only 78 are required, and that this was being done more for aesthetics. He said the plan includes a dumpster to be located in the left rear of the property. He said the property is serviced by all utilities. He commented that the building is under the square footage to require a sprinkler system.

Mr. Loin said the drainage system meets stormwater management practices and the town bylaw, and said he submitted drainage calculations to Engineering. He stated the post-development is less than pre-development.

Mr. Loin said the site is basically flat, about 2% grade throughout.

Mr. Loin said the lighting will be directional lighting around the perimeter and they are still waiting for the photometric.

Mr. Loin reviewed the proposed landscaping. He said they are proposing snow storage in the rear of the property, so no landscaping is planned there.

Mr. Loin said he thinks he has addressed about 90% of Engineering's issues. He said the facility would be used by the India Society Board of Directors meetings, and mostly on Sundays for worship and school times.

Mr. Loin asked for a waiver from doing a formal traffic study. He said he could do a traffic count and submit a letter. Mr. Gordon told him to submit a waiver request form in Engineering. Mr. Gordon suggested they consider getting permission from the state to trim back trees to help improve the site distance. Mr. Loin thought that was possible.

Mr. Gordon asked if they could put signage to keep motorists from u-turning into the property, stating then it will be enforceable by the police. They agreed.

Mr. Gordon asked, because of how close they are to the aquifer, that they use no salt in the winter for de-icing. They said this was okay.

Mr. Gordon asked if they had talked to the Post Office about using their road for access, and Mr. Loin said he has had discussions with them on other projects and he knows they are very liability-conscience, but he can talk to them again.

Mr. Gordon suggested having a method of shutting off the lights, except for security lights, and they agreed. Mr. Loin said there are two street lights out there now.

Kalyan Ghosh asked if the decision time could be as quick as possible, and Mr. Gordon said that if all was in order, at the next meeting, they could possibly close in December.

Mr. Gordon continued the hearing to December 5, 2002, at 8:05 P.M.

#### **4. New Business**

##### **a. Stephen R. Burgess, Re: Driveway modifications, 17 Ashwood Circle**

Mr. Burgess said he was asking for a modification of a driveway and asked for relief of the Subdivision Rules and Regulation as listed in his letter dated October 29, 2002.

Mr. Gordon told Mr. Burgess go to an engineer and get elevations and a plan so the Planning Board can adequately consider his request to grant a waiver, and that he should also check with the Building Inspector, as he may need to go to the Zoning Board of Appeals, as the Planning Board cannot allow any change related to zone.

##### **b. Ray Heidenheim, VCA Shrewsbury Animal Hospital, Re: Wagner Motors**

Mr. Heidenheim said the property owner had not informed him of the hearings for Wagner Motors, he leases from the Faure's. He said Mr. Faure knew of the concerns the vet had, but they were not conveyed to the Board. Mr. Heidenheim said he would like a sound barrier between the properties, as the various sounds coming from the car dealership could disturb the animals.

Mr. Gordon suggested he go to the Board of Selectmen, as Wagner Motors were to attend the last meeting and did not, so he might be able to be there for the next meeting.

##### **c. CMRPC's Approval Not Required (ANR) Reform Initiative**

The Board voted to send a letter of support to the CMRPC regarding the initiative for ANR lots.

##### **d. Modifications to the Subdivision Rules and Regulations, December Public Hearing**

Mr. Gordon said he wants to hold a public hearing on December 5, 2002, for the current list of proposed changes. The Board voted to hold a public hearing on December 5, 2002, at 8:20 P.M.

**4. New Business (Cont'd)**

**e. Trowbridge Circle, Final Bond Release for accepted street**

The Board voted the bond release for Trowbridge Circle.

**f. Planning Board Meeting Dates for 2003**

The Board noted and approved the proposed meeting dates for 2003.

**g. Performance Cycles, 939 Boston & Worcester Turnpike**

Attorney Richard Ricker attended the meeting. Attorney Ricker said the people of Performance Cycle want to add eight additional parking spaces. He said there is ledge and they will need to blast. He said they are asking if they can blast now, as the winter is coming. He said no construction work will be done until all permits and appeal periods have gone by. He said they also need to go to the Zoning Board of Appeals.

The Board voted to approve his moving ahead.

**5. Old Business**

**a. Driveway Modifications, 1 Jamie Lane, High Meadow Estates**

The Board approved the driveway modification and they will ask Mr. Castagna to inspect the driveway, as well as the sidewalks.

**b. Extension of Subdivision Control Agreement, High Meadow Estates**

The Board voted to approve the extension of time for the Subdivision Control Agreement, for High Meadow Estates, to September 1, 2003.

**c. Comstock Drive, additional bond release approved October 3, 2002**

The Board voted to approve the bond release for Comstock Drive, to be held in Engineering, subject to a written confirmation being brought to the Engineering, stating that the trees that do not bloom in the Spring, will be replaced.

**d. Noted Schedule and Route for November 11, 2002 Subdivision Tour**

**6. Correspondence**

The meeting adjourned at 10:00 P.M.

Respectfully Submitted,

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*Annette W. Rebovich*